

CO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

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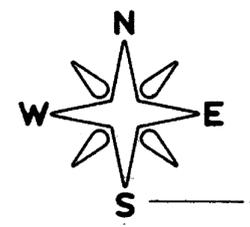
POSITION EDGE OF PRINT ON THIS LINE

File 17 Map 221

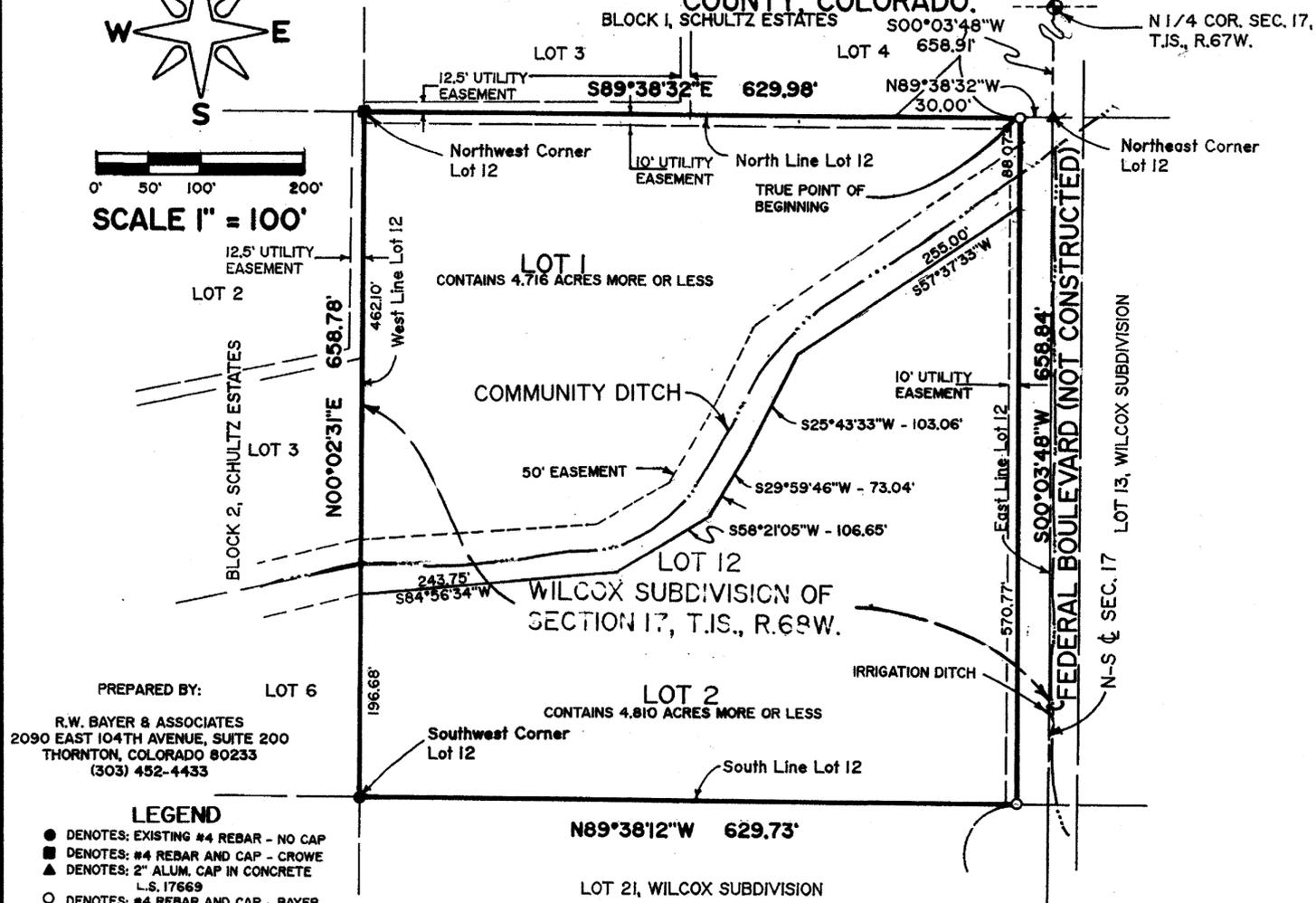
Case No. 123-93-P

MARK SUBDIVISION

A PART OF LOT 12, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.



SCALE 1" = 100'



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT R. MARK RICHARDS AND DEBORAH L. RICHARDS BEING THE OWNERS OF THAT PART OF LOT 12, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, DESCRIBED AS: BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 00°03'48" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 17 A DISTANCE OF 658.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE DEPARTING SAID NORTH-SOUTH CENTERLINE NORTH 89°38'32" WEST ALONG THE NORTH LINE OF SAID LOT 12 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°03'48" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 12 A DISTANCE OF 658.84 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89°38'12" WEST ALONG SAID SOUTH LINE A DISTANCE OF 629.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00°02'31" EAST ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 658.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89°38'32" EAST ALONG THE NORTH LINE OF SAID LOT 12 A DISTANCE OF 629.98 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS: 9.526 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT SUBDIVIDED AND PLATTED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MARK SUBDIVISION AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

R. Mark Richards
R. MARK RICHARDS
Deborah L. Richards
DEBORAH L. RICHARDS

ACKNOWLEDGEMENT:

STATE OF COLORADO) ss
COUNTY OF ADAMS)
THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS 18 DAY OF February 1994, BY R. MARK RICHARDS AND DEBORAH L. RICHARDS
MY ADDRESS IS: 6363 120th Ave. Greenwood Co 80040
MY COMMISSION EXPIRES: 12/14 *John L. Belandier*
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:

I, Raymond W. Bayer, a registered land surveyor, registered in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements in evidence or known by me to exist on or across the hereinbefore described property, except as shown on this plat. I further certify that the survey was performed by me or under my direct responsibility, supervision and checking, and that this plat accurately represents said survey, and that all monuments exist as shown hereon.

February 7, 1994
DATE: *Raymond W. Bayer*
RAYMOND W. BAYER, REG. P.L.S. NO. 63

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 27 DAY OF JANUARY, 1994.
Rory Miller
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 7 DAY OF FEBRUARY, 1994, SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED HEREWITH.
J. A. DeHaven
CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 2:02 P.M. ON THE 4 DAY OF April, 1994.

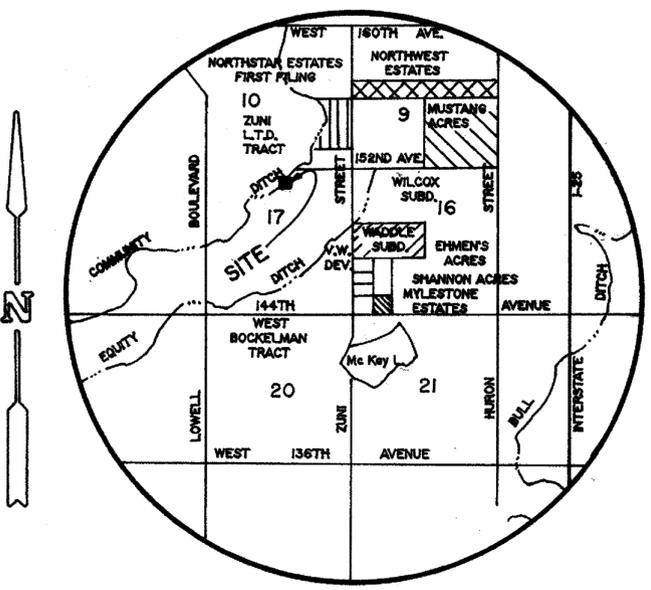
Robert Jack
COUNTY CLERK AND RECORDER
BY: *Kristine Anderson*
DEPUTY



FILE NO.: 17
MAP NO.: 221
RECEPTION NO.: B1255451

- ### LEGEND
- DENOTES: EXISTING #4 REBAR - NO CAP
 - DENOTES: #4 REBAR AND CAP - CROWE
 - ▲ DENOTES: 2" ALUM. CAP IN CONCRETE L.S. 17669
 - DENOTES: #4 REBAR AND CAP - BAYER L.S. NO. 6973 - SET

SCALE: 1:50,000
1 MILE 1/2 0 1 MILE



VICINITY MAP

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES OF THIS PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

BASIS FOR BEARINGS:
THE NORTH LINE OF LOT 12, WILCOX SUBDIVISION OF SECTION 17, IS ASSUMED TO BEAR SOUTH 89°38'32" EAST, TAKEN FROM THE RECORDED PLAT OF SCHULTZ ESTATES.

PLAT NOTES:

WATER FOR FIRE FIGHTING PURPOSES MAY NOT BE AVAILABLE TO THESE LOTS. WHEN DEVELOPED, COMPLIANCE WITH NORTH METRO FIRE DEPARTMENT FIRE PROTECTION REQUIREMENTS WILL BE A CONDITION OF APPROVAL OF THE BUILDING PERMIT APPLICATION. SAID REQUIREMENTS MAY ADDRESS ROAD DESIGN, WATER SUPPLY SOURCES AND DELIVERY SYSTEMS, FIRE SPRINKLER SYSTEMS, BUILDING SEPARATION, AND PROPERTY IDENTIFICATION IN CONFORMANCE WITH THE UNIFORM FIRE CODE.

AN OIL WELL PRESENTLY EXISTS ON THE PROPERTY. MINIMUM SEPARATION SHALL BE PROVIDED FROM THE WELL (AND UNDERGROUND FLOWLINES) TO ANY OCCUPIED BUILDINGS OF AT LEAST 200 FEET OR ONE AND ONE-HALF TIMES THE HEIGHT OF THE DERRICK, WHICH EVER IS GREATER. ACCESS TO THE OIL WELL AND RELATED FACILITIES MAY BE REQUIRED BY THE OIL PRODUCTION COMPANY.

LEGAL ACCESS FOR PROPOSED LOT 2 MUST BE ACCOMPLISHED THROUGH (A) ADDITIONAL RIGHT-OF-WAY BE PURCHASED SIMILAR TO THE CUL-DE-SAC FRONTING LOT 1, OR (B) A PORTION OF FEDERAL BLVD. BE CONSTRUCTED TO ADAMS COUNTY SPECIFICATIONS.